

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

286 Hope Street, Brunswick West Vic 3055
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,000,000
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 & 

\$1,100,000
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### Median sale price

Median price 

\$1,320,000
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 Property Type 

House
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 Suburb 

Brunswick West
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	472 Moreland Rd BRUNSWICK WEST 3055	\$1,170,000	13/05/2024
2	357 Albion St BRUNSWICK 3056	\$1,110,000	18/05/2024
3	54 Everett St BRUNSWICK WEST 3055	\$975,000	21/05/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 

10/07/2024 14:44
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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 425 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2024: \$1,320,000

## Comparable Properties



**472 Moreland Rd BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** House



**357 Albion St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 342 sqm approx



**54 Everett St BRUNSWICK WEST 3055 (REI)**

Agent Comments



**Price:** \$975,000

**Method:** Private Sale

**Date:** 21/05/2024

**Property Type:** House

**Land Size:** 570 sqm approx